



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 11/06/2025

Agenda Item(s): 5R

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Sarah Dircks, Senior Planner
SUBJECT: 7300 Jomax Road LLC: Rezone (Case Z23-14)
South of the Jomax Road and 73rd Drive Alignment

PROPOSAL

The applicant has submitted a request to rezone approximately one and a half (1.5) acres of land from Suburban Ranch 43 (SR-43) Zoning District to the Single-Family Residential (R1-18) Zoning District. The purpose of the request is to allow for two (2) single-family residential lots.

BACKGROUND AND CONTEXT

The subject site is a vacant one and a half (1.5) acre parcel generally located south of Jomax Road on the 73rd Drive Alignment, as shown in more detail in **Exhibit 2**.

CONTEXT:

The subject property is located in an area that contains a mix of zoning designations and densities, all of which are intended for single-family residential (**Exhibit 2 and 3**). North of the site is Jomax Road, an arterial roadway, followed by single-family residential homes within the Aloravita Planned Community Development (PCD). Immediately adjacent to the subject site to the east is a small vacant lot which is also zoned SR-43, followed by the single-family residential homes within the Colina Del Sur subdivision which is zoned Single-Family Residential R1-10. To the south are single-family residential homes zoned R1-8 within the Terramar subdivision. Southwest of the subject site is a small segment of R1-12 and an R1-35 lot. Immediately to the west is vacant land that is zoned SR-43 followed by single-family residential homes.

APPLICANT'S PROPOSAL

The proposed development involves the creation of two (2) approximately half-acre or larger residential lots intended for two (2) custom homes. As part of the applicant's rezoning submittal, they have submitted a conceptual lotting plan that proposes vehicular access to Jomax Road, as shown in more detail on **Exhibit 5**.

DEVELOPMENT INFORMATION:

Existing Use:	Vacant land
Existing General Plan Land Use:	Traditional Residential (2-5 dwelling units per acre)
Existing Zoning District(s):	Suburban Ranch 43 (SR-43)
Proposed Zoning Districts(s):	Single-Family Residential R1-18
Site Area:	Approximately 1.5 acres

STAFF ANALYSIS

PROPERTY HISTORY:

The subject site was annexed into the City as part of a larger annexation approved by the City Council on November 14, 1989 (*Ordinance #89-34*). In alignment with the county zoning at the time of annexation, the property was initially zoned General Agricultural (AG). The property was subsequently rezoned as a part of a much larger area from AG to Suburban Ranch 43 (SR-43) on January 9, 1991 (*Ordinance #91-01*).

Since that time, there has been a multitude of zoning actions which have resulted in the variety of single-family residential zoning districts that surround the property. These districts range from a minimum of 6,000 square foot lots to 43,560 square feet (1-acre). The range is indicated within the list below:

Development Name	Min. Lot Size (Square Feet)
Aloravita	6,000
Agave Courts	12,000
Colina Del Sur Subdivision	10,000
Terramar Subdivision	8,000
Single-Family Lot	35,000
Vacant Land	43,560 (1-acre)

GENERAL PLAN LAND USE

The initial evaluation of any rezoning request pertains to its conformance with the General Plan. That includes an evaluation of the goals and policies as well as the land use designation for the site. The land use designation for the subject site is Traditional Residential which allows for 2-5 dwelling units per acre. Traditional Residential is the primary land use designation for single family residential within the City. The Traditional Residential land use category calls for “areas that feature moderately sized lots with detached single-family homes.” The Single Family Residential R1-18 Zoning District would call for a minimum lot size of 18,000 square feet which is in alignment with the intended zoning districts within the City of Peoria General Plan.

ZONING AND DEVELOPMENT STANDARDS

The proposed Single-Family Residential R1-18 Zoning District would allow for the approximately 1.5-acre parcel (64,125 square feet) to be divided into lots with a minimum lot size of 18,000 square feet. While the subject parcel could conceivably accommodate three (3) lots based on the minimum lot size of 18,000 square feet, the applicant is only seeking to split the property into two lots. The proposed R1-18 zoning district provides an appropriate transition between the variety of lot sizes that are present in the surrounding area as shown in (**Exhibit 4**). A conceptual lotting plan for the proposed minor land division was submitted with the rezoning application (**Exhibit 5**) which illustrates the intended split of the parcel into two lots in compliance with the proposed zoning district.

Beyond the lot size comparison, the R1-18 zoning district is compatible with the adjacent zoning districts with respect to the development standards associated with the district (e.g. setbacks and lot coverage).

When evaluating the compatibility for allowed uses within a zoning district, the R1-18 district better aligns with the surrounding zoning districts and the developed uses within the area. Although the SR-43 district allows for single-family residential, it also allows for slightly more intense 'cottage industry' types of uses as principally permitted and conditionally permitted uses such as, soil crops, commercial breeding of animals, commercial poultry operations, plant nurseries, etc. which are not permitted in the Single-Family Residential Districts. As a result, the proposed rezoning to R1-18 better aligns the uses and development standards with the adjacent existing developments in the surrounding area.

Traffic:

The subject site's proposed access would be to Jomax Road which is an arterial roadway. There is an existing block on the southern property line which prevents any vehicular access from 73rd Drive to the subject site. There are no plans to remove this wall with improvements for the subject site and access for the subject site will be limited to the Jomax Road driveway. As a result, no access would be provided through the site, from Jomax Road to the existing residential development to the south along 73rd Drive.

As with all development, the site is subject to the City's Access Management Standards to ensure safe access to the site. To accommodate the proposed access to Jomax Road and meet the requirements along an arterial roadway, access to Jomax Road would require a right-turn deceleration lane. The conditions of approval contained within **Exhibit 1** specify requirements related to the turn lane requirements from Jomax Road. As identified in the conceptual layout **Exhibit 6** the proposed access along Jomax Road is not expected to be gated. A shared private driveway is proposed from Jomax Road to serve as the division line for the proposed two-lot development. A hammerhead turnaround is proposed at the southern end of the property that will allow for Fire Department turnaround if needed.

Water/Sewer:

Water and sewer facilities exist adjacent to the site and are sized appropriately with available capacity to serve the subject lots.

SCHOOL DISTRICT INFORMATION

This property is within the Deer Valley Unified District (DVUSD) boundary. Any students living at the site would attend Terramar Elementary School and Mountain Ridge High School respectively. DVUSD was provided with the opportunity to participate in the review of this case. No comments have been received to date.

COMMUNITY INVOLVEMENT

Public Noticing:

The application was properly noticed pursuant to the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, the posting of a sign on the site, and placing an ad in the Peoria Times prior to the Public Hearing.

Neighborhood Meeting:

There was a neighborhood meeting for this project held at Copper Hills church on February 22, 2024, at 6:00 pm. In addition to city staff and the applicant team, one (1) resident attended the meeting. The applicant team provided a brief overview of the request and addressed the neighbor's general inquiries about the project. No opposition was identified as noted within the Citizen Participation Report (**Exhibit 6**).

Support / Opposition:

At the time of this writing, one (1) email of written correspondence was received from the public to verify if access was proposed from 73rd Drive (**Exhibit 7**).

KEY FINDINGS

1. The proposed Single-Family Residential R1-18 zoning district would yield approximately 2.4 dwelling units per acre, which is in alignment with the density range of the General Plan designation of Traditional Residential (2-5 du/ac).
2. The proposed R1-18 zoning designation is compatible with the development standards of adjacent developments.
3. When developed in accordance with the stipulations outlined in **Exhibit 1**, the proposal is not expected to have an inordinate impact on adjacent properties.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take the following action:

Recommend **APPROVAL** of Zoning Case **Z23-14** to the City Council, subject to attached **Exhibit 1** Conditions of Approval.

STAFF CONTACT

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